QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1000631 DEEDQC
05/08/2023 02:31:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230508-0034249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9/7/2026

Sean Weidner
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY (and return to):
William A. Baker
1109 Woodland St. #60824
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William A. Baker	**NEW OWNER**	
(NAME)	(NAME)	**05816010200**
1109 Woodland St, #60824		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Valarie D. Brown ("Grantor") by these presents does herby convey, assign, and quitclaim to William A. Baker, ("Grantee") his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, Page 185, Register's Office Davidson County, Tennessee, beig more fully described as follows:

Beginning at a point in the Southerly margin of Kings Land a the dividing line between Lot Nos. 218 and 219 on the said plan; thence southerly along said dividing line 82.76 feet to a concrete marker, thence easterly 123 feet to a point in the Westerly margin of Haynes Park Drive; thence, Northerly along the Westerly margin of said Haynes Park Drive 57.42 feet to the beginning of a curve; thence, around said curve a distance of 39.34 feet to a point in teh Southerly margin of Kings Lane; thence, Westerly along the Southerly margin of said Kings Lane 97.72 feet to the point of beginning.

Being the same property conveyed to Valarie D. Brown by Quitclaim Deed from Ronald W. Brown of record at Book 11342, Page 71, Register's Office Davidson County, Tennessee.

Being also the same property conveyed to Ronald W. Brown and Valarie O. Brown (being one and the same as Valarie D. Brown) by Warranty Deed of record at Book 5049, Page 547, Register's Office Davidson County, Tennessee.

PH

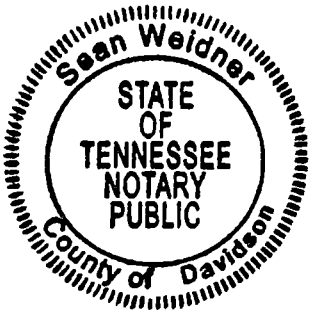
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 3321 Kings Ln, Nashville, TN 37218

Witness my hand this the 8th day of May, 2023.

Valarie D. Brown



STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valarie D. Brown (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2023.

Notary Public
My Commission Expires: 9/7/2026

PH